

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-1
AGENDA DATE: Thu 05/19/2005
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SUBJECT: Conduct a public hearing and approve an ordinance to amend Sections 25-2-753 and 25-2-754 of the City Code to modify use regulations applicable in the University Neighborhood Overlay. (Recommended by Planning Commission)

REQUESTING DEPARTMENT: Neighborhood Planning and Zoning

DIRECTOR'S AUTHORIZATION: Alice Glasco

On January 13, 2005, the City Council directed the City Manager to amend the University Neighborhood Overlay regulations to remove the food preparation use permitted under Section 25-2-753 and to amend Section 25-2-754 to limit the areas of West Campus where local uses are allowed. Under the University Neighborhood Overlay, a local use is a use that serves the public by providing goods or services in a manner readily accessible by pedestrians or the occupants of the structure in which the uses are located

This amendment will accomplish Council's directive.

Proposed Changes to the University Neighborhood Overlay (UNO)

Proposed changes to section 25-2-753 LOCAL USES DESCRIBED

Proposed Changes	Current Ordinance	Comments
Food Preparation Use would only be allowed if done in conjunction with a Food Sales or Restaurant use.	Food Preparation is currently allowed	This change would allow a wholesale commercial kitchen of less than 5,000 square feet only if 10% of the site is dedicated to such uses as a bakery or a restaurant.

Proposed Changes to 25-2-754(D) LOCAL USE REGULATIONS

Proposed Changes	Current Ordinance	Comments
<p>Limit Local Uses to:</p> <p>A.) Any zoning base district.</p> <p>B.) Subdistricts that allow building heights of 75 feet or greater.</p> <p>C.) Historically zoned properties in subdistricts that allow building heights of 60 feet or greater.</p>	Allows Local Uses in all residential base districts if the applicable parts of the UNO ordinance are met.	<p>Concern was expressed over allowing 100% Local Uses in the middle of a residential area and near the existing single-family neighborhoods.</p> <p>Would help make smaller properties more economically viable.</p> <p>Would require commercial project to meet UNO sidewalk requirements.</p> <p>Would allow project to build to UNO development</p>

Proposed Changes to 25-2-754(D) LOCAL USE REGULATIONS (cont'd)

Proposed Changes	Current Ordinance	Comments
<p>Up to 100% of site can be used for Local Uses if:</p> <p>A.) The site is zoned historic.</p> <p>B.) The structure was constructed before the effective date of the UNO, has less than 10,000 square feet, is less than 60 feet tall and is located along the following corridors:</p> <p>(i) Guadalupe Street between Martin Luther King, Jr. Blvd. and 29th Street</p> <p>(ii) Martin Luther King, Jr. Blvd between Guadalupe Street and Rio Grande Street</p> <p>(iii) Rio Grande Street between 24th Street and 23rd Street</p> <p>(iv) 23rd Street between Guadalupe Street and Rio Grande Street</p> <p>(v) 24th Street between Guadalupe Street and Rio Grande Street</p>	<p>Does not have language about effective date of ordinance or 60 foot height limit of exiting building.</p> <p>The original ordinance does not have (iii) and (iv) corridors.</p>	<p>Allowing these uses on historic sites can make them more economically viable and serve as a means of preserving them.</p> <p>Although the UNO is designed to redevelop West Campus, the 10,000 square foot limit would help to make more economically viable and preserve some of the smaller, non-landmarked sites that add character to the area..</p>